

Comprehensive Plan Policy Development – Urban Design & the Arts Element

Planning Commission policy review occurred on 7/9/14 and 12/10/14. Arts Commission review on 11/5/13, 12/3/13 and 3/4/14.

Line #	Policy #	Existing Policy or New Topic	PROPOSED CHANGE	WHY?	Planning Commission Recommendations
	Goal	<div>1. To create an attractive, lively, and gracious city for people.</div> <div>2. To promote an image of quality and distinction in the harmonious blending of the natural and built environments.</div> <div>3. To create and develop public and semi-public spaces to attract people.</div> <div>4. To give visual prominence to pedestrian facilities and environments.</div> <div>5. To develop a functional and aesthetically pleasing urban Downtown.</div> <div>6. To strengthen residential neighborhood identity by defining edges and designating landmarks.</div> <div>7. To provide compatible transitions between areas of different land use intensity and to “soften” new development where it adjoins less intensive uses.</div> <div>8. To encourage and support the arts as a vital part of community life.</div> <div>9. To soften the visual impact of the automobile on the city.</div>	Foster a “City in a Park” that works for and celebrates its people through the design of the built environment, protection of its diverse neighborhoods, preservation of its historic features, and support for the arts.	Create a single, more focused goal statement.	Foster a “City in a Park” that works for and celebrates its people through the design of the built environment, protection of its diverse neighborhoods, preservation of its historic features, and support for the arts.
<div>CHARACTER</div> <div>Citywide Character</div>					
1	UD-67	Enhance the appearance, image, and design character of the Downtown to be an inspiring place to live, shop, play, and work.	<i>Enhance the appearance, image and design character of Bellevue to be an inspiring place to be.</i>	The original policy is specific to Downtown but should apply to the entire city.	Concur
2	UD-19	Preserve trees as a component of the skyline to retain the image of a “City in a Park.”	<i>Preserve and enhance the tree canopy to retain and benefit from the image of Bellevue as a “City in a Park.”</i>	Enhancing tree canopy has been identified as a key goal by the city.	Commission suggested to keep original policy.

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3	UD-20	Preserve and encourage open space as a dominant element of the community's character.	<i>Encourage the preservation of open space as a dominant element of the community's character.</i>		Encourage Foster and value the preservation of open space as a dominant element of the community's character.
4	UD-22	Foster and value private open space as a contribution to the visual character of the community. Discussion: Types of open space can range from the purely visual in nature such as a stand of trees on a hillside, to very sophisticated settings for urban activities such as a carefully designed plaza for an office building.	Suggest remove.	Duplicative of UD-20 (line 3).	Concur
5	UD-75	Use urban design features to soften the public right-of-way and sidewalk environment as appropriate. These features include, but are not limited to, street trees, landscaping, water features, raised planter boxes, potted plantings, pedestrian-scaled lighting, street furniture, paving treatments, medians, and the separation of pedestrians from traffic.	<i>Create a safe, engaging and attractive pedestrian environment throughout the city using appropriate urban design features.</i>	The intent of the original policy is to create a quality pedestrian environment by using urban design features. Rewriting the policy allows the focus to be on that. Additionally, examples of urban design features can be given in the introduction to the Element.	Concur
	UD-X			Stemming from joint commissions meeting	<u>Support community efforts to develop art that enhances neighborhood character, builds community, and engages residents in the artistic process.</u>
6	UD-24	Take aggressive steps to protect waterfronts and make them accessible to the public so that they continue to give Bellevue an image of a city surrounded by natural beauty.	No change needed.		Suggested deleting the policy due to SMP and Critical Areas Ordinance.
Residential Neighborhoods					

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7	UD-61	Encourage the green and wooded character of existing neighborhoods.	No change needed.		Concur
8	UD-60	Incorporate entry designs to residential neighborhoods such as low profile, identification signs, and landscaping which is in character with the neighborhood.	<p><i>Incorporate urban design elements that promote neighborhood identity and a sense of place.</i></p> <p>Proposed new language: <i>Support neighborhood improvements that reinforce local identity and character.</i></p>	Entrance designs are one way to use urban design to promote neighborhood identity and a sense of place.	<i>Support neighborhood efforts to maintain and enhance their character and appearance.</i>
9	UD-63	Maintain vegetation along major neighborhood arterials.	No change needed.		<i>Enhance trees and landscaping along major neighborhood arterials.</i>
10	UD-64	Design collector arterials that go through residential neighborhoods to reduce traffic impacts and to support the existing residential character.	No change needed.		Concur
11	UD-66	Enhance the appearance of neighborhoods, especially those that are older, with targeted city programs and services, such as landscaping and maintenance along the public right-of-way, sidewalk enhancements, identity treatments, and other actions that may enhance neighborhood appearance.	<i>Enhance the appearance of neighborhoods in need with targeted right-of-way improvements.</i>	The original policy implies that older neighborhoods are somehow in poorer condition. The real issue that the policy is attempting to address is enhancing the appearance of neighborhoods that have an established need for such improvement.	<i>Enhance the appearance of neighborhoods with targeted city programs and right-of-way improvements.</i>
Downtown, Commercial and Mixed-Use Centers					
12	UD-68	Encourage rooflines which create interesting and distinctive forms against the sky within the Downtown.	<i>Encourage rooflines that create interesting and distinctive forms against the sky within the Downtown and other mixed use centers.</i>	The skyline is an important public amenity. With future growth planned for many mixed use centers, this policy should apply to all such areas.	Concur

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13	UD-69	Develop a functional and attractive Downtown which is harmonious with adjacent neighborhoods by considering the impacts of through-traffic, views, building scale, and land use.	<i>Develop a functional and attractive Downtown that is harmonious with adjacent neighborhoods by considering the impacts of through-traffic, view, building scale, and land use.</i>		<i>Develop Downtown and other mixed-use centers to be functional, attractive and harmonious with adjacent neighborhoods by considering through-traffic, view, building scale, and land use impacts.</i>
14	UD-73	Create a pedestrian environment with a sense of activity and protection.	<i>Enhance and support an active, connected and functional pedestrian environment for all ages and abilities.</i>	Bellevue increasingly is seeing families and aging residents moving into mixed-use centers. Improved pedestrian amenities for the young and old are necessary to meet this growing demand.	<i>Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.</i>
ARTS & CULTURE					
15	NEW-1	NEW POLICY	<i>Encourage art and arts programs that create understanding and respect among the city's diverse population.</i>	Art offers unique opportunities to create inter-cultural connections in the community.	Planning Commission: <i>Encourage art and arts programs that create understanding and respect among the city's culturally diverse population.</i> Arts Commission: Supports staff-proposed policy language.
16	UD-36	Encourage development, display, and performance opportunities for a wide range of artistic expression throughout the city.	No change needed.		Planning Commission: Concur Arts Commission: Concur
17	NEW-2	NEW POLICY	<i>Support the development of a wide array of cultural facilities throughout the city and the Eastside through local and regional strategies.</i>	City Council has expressed the desire to see cultural facilities addressed with a regional approach.	Planning Commission: Encourage the development of a wide array of cultural facilities throughout the city and the Eastside through local and regional strategies. Arts Commission: Supports staff-proposed policy language.

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18	NEW-3	NEW POLICY	Support lifelong arts education for all skill levels.	Lifelong engagement in the arts is an important element in the development of a rich artistic culture. Engagement can involve going and seeing a performance or an exhibition, practicing a skill, learning, teaching and so much more.	Planning Commission: Encourage <i>lifelong arts education for all skill levels.</i> Arts Commission: Supports staff-proposed policy language.
19	UD-35	Support a variety of artwork and arts activities in public places, such as parks, public buildings, and plazas. Discussion: Public Art such as sculptures, murals, reliefs, and art objects can transform the character of a place from the ordinary to the special. Public art may embellish a site, evoke emotion, create a memorable place, acknowledge community history, or be abstract and symbolic. Large or small, art pieces can stimulate the imagination and encourage people to explore them.	<i>Support a variety of artwork in public places, such as parks, public buildings and plazas to build community and transform the character of a place from the ordinary to the special.</i>	The original policy is specific to public art and publically available arts activities while the discussion is specific to public art. The city defines public art as physical objects and not performances or activities. Removing "arts activities" simplifies the policy to be focused on public art.	Planning Commission: <i>Support a variety of artwork in public places, such as parks, public buildings and plazas to build community and transform the character of a place from the ordinary to the special.</i> Arts Commission: Supports staff-proposed language.
20	UD-37	Expand the city's public art collection; involve the community in selection of new major items; and encourage partnerships with other arts organizations and private enterprise in city artistic activities.	<i>Expand the city's public art collection and involve the community in the selection of new major items.</i>	Policy is focused on two different components; public art and partnerships between arts organizations and private enterprise. Private partnerships with arts organizations are one way of supporting arts organization, financially or otherwise. New policy below (line 21) incorporates this into policy language.	Planning Commission: Concur Arts Commission: Concur
21	NEW-4	NEW POLICY	<i>Support artists and arts groups working in the community through city programs and private partnerships.</i>	This policy supports artists and arts groups working in the community. This support translates into a variety of forms including arts activities, performances, collaborative artworks and more.	Planning Commission: Concur Arts Commission: Concur
DESIGN QUALITY					

Line #	Policy #	Existing Policy or New Topic	PROPOSED CHANGE	WHY?	Planning Commission Recommendations
Site and Building Design					
22	UD-1	Encourage high quality, attractive, architecturally appealing designs for major buildings in order to create distinctive visual reference points in the community.	<i>Encourage attractive designs for the built environments that convey excellence in architecture, site design, and workmanship, durability in building materials and enrich the appearance of their surroundings.</i>	<p>Policy change incorporates language from UD-6 (line 23) and UD-2 (line 25).</p> <p>Planning Commission: designs that display an excellence in architecture and site design will be attractive, avoiding stark spaces.</p>	Encourage attractive designs for the built environment that convey excellence in architecture, site design and workmanship, avoid stark spaces, and durability in building materials to enrich the appearance of their surroundings.
23	UD-6	<p>Design buildings located on the edge of public places using materials, forms, details and other architectural elements that will enrich the appearance of the places and encourage people to use them.</p> <p>Discussion: The quality of the surrounding buildings, sidewalks, and vegetation is as important as the internal space of public places. This involves a consideration of appropriate use, building bulk and character, lighting, planting, signs, and other elements which compose the built environment. Building design should avoid stark spaces, allow eye contact between people inside and outside buildings, and have attractive display windows.</p>	Combined with UD-1 (line 22).		Concur
24	NEW-5	NEW POLICY	<i>Create iconic visual reference points in the community using innovative site and building designs.</i>		Create Encourage the creation of iconic visual reference points in the community using innovative site and building designs.
25	UD-2	Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.	Combined with UD-1 (line 22) and NEW-5 (line 24).		Concur

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26	UD-4	<p>Ensure that development relates, connects, and continues design quality and site functions from site to site.</p> <p>Discussion: Examples are shared driveways, similar landscaping, pedestrian connections, similar building form, collective open and public space, and continuous pedestrian protection from weather. Assets and attributes of adjacent sites, when connected or combined, improve the overall urban design of the area.</p>	<p><i>Ensure that site and building design relates and connects from site to site.</i></p> <p><i>Discussion: Examples are shared driveways, landscaping, pedestrian connections, compatible building form, collective open and public space, and continuous pedestrian protection from weather. Assets and attributes of adjacent sites, when connected or combined, improve the overall urban design of the area.</i></p>	The discussion highlights the use of similar building form and landscaping. This promotes little variation from site to site. Compatible building forms and landscaping maintains functions from site to site while allowing for a more interesting and varied pedestrian experience.	Concur
27	UD-3	Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of this Plan.	Combined with UD-4 (line 26).	Policy intent can easily be integrated into UD-4 (line 26). Encouraging a "variety of site and building design" implies that the city specifically wants a variety of different designs. While this may be true in some ways, specifically asking for it is too descriptive.	Concur
28	UD-13	Encourage water as an auditory and tactile design element in both the built and natural environment. In the built environment such features should be designed to minimize water loss and be required to utilize recirculating or recycled water.	<i>Encourage visual, auditory and tactile design elements in both the built and natural environment that enhance the experience of the place.</i>	Water is one element that can be used to create a memorable experience.	Concur
29	UD-21	Encourage major development to integrate public and semi-public open spaces. (See Public Places and Connections section)Discussion: Ensure that residents, employees, and visitors can enjoy a wide variety of open spaces throughout the community.	<i>Integrate high quality public and semi-public open spaces into development that promote people to use them.</i>	Strengthens language to be more in line with feedback from Bellevue's Best Ideas, the Joint Boards and Commissions Forum and the Public Forum.	<i>Integrate high quality inviting public and semi-public open spaces into major development that promote people to use them.</i>

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30	UD-5	Include accessible and attractive places for the general public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development. Less intensive commercial development should include such places for employees and visitors.	Combined with UD-21 (line 29).		Concur
31	UD-7	Encourage private and institutional developers to include artists on design teams and incorporate artwork into the public areas of their projects through the use of incentives.	<i>Encourage private and public developers to integrate art into the design of the public areas of their projects.</i>	Clearer language.	Concur
32	UD-8	Design rooftop mechanical screening so that it is integral with building architecture. Consider the visual effects of technical advances such as satellite dishes, on building design.	<i>Provide rooftop mechanical equipment screening that is integral and comprehensive with building architecture.</i>	Language is outdated in many cases. It is best to leave the policy open to new technological developments.	Provide Integrate rooftop mechanical equipment screening that is integral and comprehensive with building architecture.
33	NEW-6	NEW POLICY	<i>Encourage the use of solar panels and other environmental technologies into private and public development.</i>	The inclusion of solar panels or other environmental design equipment and features are not mentioned in the Urban Design Element. While solar panels would seem to be rooftop mechanical equipment, they clearly have a different effect on the appearance of a building than vents and other electrical equipment.	Encourage the use of solar panels and other environmental technologies energy efficient technologies into private and public development.
34	NEW-7	NEW POLICY	<i>Promote greenroofs and walls to enhance the character of Bellevue as a "City in a Park," reduce heating and cooling needs and to soften the visual impact of development.</i>	Greenroofs and walls provide an opportunity to contribute to the image of Bellevue as a "City in a Park," help meet environmental goals and to help mitigate the visual impacts of development.	Promote Utilize greenroofs and walls to where they enhance the character of Bellevue as a "City in a Park" reduce heating and cooling needs and soften the visual impact of development.
35	NEW-8	NEW POLICY	<i>Provide design treatments for blank walls that are viewable from the public right of way.</i>	A policy is needed to promote design treatment of blank walls.	Provide design treatments for blank walls that are viewable visible from the public right of way.

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36	UD-10	Encourage public and private development to incorporate access to sunlight.	No change needed.		Concur
37	UD-11	Encourage architectural elements that provide for both rain cover and access to sunlight in pedestrian areas. Discussion: Subtle elements such as awnings, arcades, and covered walkways can provide a choice of weather protection. Overhangs and recesses at entrances of buildings can also provide protection from the weather. Building materials that allow natural light into covered areas are encouraged.	<i>Provide both rain cover and access to sunlight in pedestrian areas using architectural elements.</i>	Strengthens language.	<i>Provide both rain cover weather protection and access to sunlight in pedestrian areas using architectural elements.</i>
38	UD-39	Include clear and ample walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.	<i>Include clearly visible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.</i>	Original policy is redundant with ADA requirements.	<i>Include clearly visible and accessible walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of site design.</i>
39	UD-9	Use site design, landscaping, and appropriate lighting to reduce the visual impact of parking lots to public areas.	<i>Reduce the visual impact of parking lots and parking structures to public areas using architectural design, site design, landscaping, screening and appropriate lighting.</i>	Policy is about reducing the visual impact of parking lots so that should lead the policy. Additionally, code allows for screening as an option so this should be listed.	<i>Reduce the visual impact of parking lots, parking structures and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting.</i>
40	NEW-9	NEW POLICY	<i>Use site design, water efficient landscaping, and stormwater management practices to reduce the environmental impact of impervious surfaces.</i>	Supports new NPDES Permit requirements by reducing the environmental impact of parking lots.	Concur
41	NEW-10	NEW POLICY	<i>Minimize paved surfaces within open spaces and use permeable surfaces where appropriate.</i>	Supports new NPDES Permit requirements by minimizing impervious surfaces within open spaces.	Concur

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42	UD-12	Place and design outdoor lighting around buildings, in parking lots, and along streets to prevent excessive glare into residential areas.	<i>Minimize excessive glare from outdoor lighting into residential areas using appropriate site design and technology.</i>	Policy should lead with the goal.	<i>Minimize excessive glare from reflective building material and outdoor lighting into residential areas using appropriate site design and technology.</i>
43	NEW-11	NEW POLICY		Currently, many parts of Downtown funnel wind through pedestrian zones. Site and building design can help minimize this effect.	Planning Commission recommended a new policy addressing the effect building architecture on the amount of wind in public places. Staff proposed policy in response to Planning Commission direction: New policy: Consider the adverse effects of wind in site and building designs adjacent to public spaces.
44	NEW-12	NEW POLICY	<i>Design context appropriate stormwater management facilities that reflect the unique character and design elements of the neighborhood in which the site is situated.</i>	Supports new NPDES permit requirements while maintaining and reinforcing neighborhood character.	Concur
45	NEW-13	NEW POLICY	<i>Use low impact development principles early in the site design and development process.</i>	Supports new NPDES Permit requirements. LID techniques are often more successful when they are integrated into site and building design at an early stage of design and development.	Concur
Downtown, Commercial and Mixed Use Developments					
46	UD-71	Permit high intensity residential development subject to design criteria which assures a livable urban environment.	<i>Permit high intensity residential development subject to design criteria that assures a livable urban environment.</i>	All high intensity development should be subject to design criteria.	Concur

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47	NEW-14	NEW POLICY	<i>Incorporate the character of the surrounding community into the architecture, landscaping and site design of commercial and mixed use centers.</i>		Concur
48	UD-59	Assure that more intense development is compatible with adjacent, less intense development by incorporating elements in site and building design that soften the impact from commercial to residential areas or from multifamily to single-family areas.	<i>Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.</i>	Proposed language incorporates the original policy intent while adding the importance of these areas connecting to surrounding areas where appropriate.	Concur
49	UD-56	Ensure that perimeter areas of major commercial and public centers use appropriate planting, lighting, and signs to blend with surrounding development and to be compatible with surrounding residential neighborhoods.	Combined with UD-59 (line 48).	Policy intention is easily incorporated into UD-59 (line 48).	Concur
50	UD-48	Encourage site and building designs that support and connect with existing or planned transit facilities in the vicinity. Cross Reference: See Transportation Element for suggestions for transit-supportive and pedestrian-friendly design features.	No change needed.		Concur
51	UD-70	Use landscaping or greenspace to mitigate the potential impacts on surrounding neighborhoods.	<i>Mitigate potential impacts to surrounding neighborhoods using landscaping, greenspace and other urban design elements.</i>	Policy should lead with the goal. How the policy is achieved is broadened to allow for other solutions in addition to using landscaping and greenspace.	Concur
52	UD-72	Link the increased intensity of development with the increased pedestrian amenities, pedestrian-oriented building design, midblock connections, public spaces, activities, openness, sunlight, and view preservation.	<i>Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through connections, public spaces, activities, openness, sunlight and view preservation.</i>	Slight grammatical change simplifies the language of the policy. Potentially updated per Downtown Livability recommendations.	<i>Link increased intensity of development with increased pedestrian amenities, pedestrian-oriented building design, through-block connections, public spaces, activities, openness, sunlight and view preservation.</i>

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53	UD-55	Incorporate architectural character, landscaping, and signs into commercial and public centers that make them appear and function cohesively.	No change needed.		Concur
54	UD-57	Allow buildings to be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished.	<i>Require buildings be sited at or near the public sidewalk as long as the full sidewalk potential is not diminished, as appropriate.</i>	Strengthen language while recognizing that it is not always appropriate.	Concur
55	UD-58	Allow buildings on adjacent but separate properties to have common walls.	Suggest remove.	This is already a common practice.	Concur
Signs and Wayfinding					
56	UD-25	Assure that sign design and placement is compatible with building architecture.	<i>Ensure sign design and placement is compatible with building architecture, neighboring commercial signs and with the visual character of the community.</i>	Policies UD-25 with UD-26 and UD-27 are all about the compatibility of signs with surrounding elements; building architecture, neighboring signs in commercial developments, and the surrounding community. Combining the three policies allows for maintaining all previous policy intent while simplifying into one policy.	Concur
57	UD-26	Ensure compatible signs in commercial development with multiple businesses.	Combined with UD-25 (line 56).	See above.	Concur
58	UD-74	Discourage signs at upper levels of high-rise buildings with limited exception for hotel names and logos when compatible with the building's architecture.	<i>Maintain the skyline as a public view discouraging signs at upper levels of major buildings with limited exceptions.</i>		<p>Policy should also limit color and match current practice.</p> <p>Proposed change: <i>Maintain the skyline as a public view discouraging signs at upper levels of major buildings with limited exceptions. When allowed, signs should be in a subdued color and not impact the skyline.</i></p>

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59	UD-27	Ensure that signs are compatible with their surroundings. Signs should provide information and make a positive visual contribution to the character of the community.	Combined with UD-25 (line 56).	See above.	Concur
60	UD-28	Develop a public signage and wayfinding system throughout the city that reinforces the identity of Bellevue and its distinct neighborhoods.	<i>Develop <u>and maintain</u> a public signage and wayfinding system throughout the city that reinforces the identity of Bellevue and its distinct neighborhoods.</i>	Ensures that wayfinding will be up to date by including maintenance .	Concur
Vegetation and Landscaping					
61	UD-14	Encourage seasonal color plantings in public and semi-public areas.	Suggest remove.	Policy is in conflict with UD-16 (line 63). These plantings often don't work well with many public or semi-public areas.	Concur
62	UD-15	Use landscape design that is urban in character in more urban settings and use natural landscape design in more suburban settings.	<i>Use landscape designs that are appropriate for urban and suburban settings.</i>	Original policy is both too specific and unclear about what urban landscaping might be.	Concur
63	UD-16	Exemplify the Pacific Northwest character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs. Discussion: The addition of new landscaping is important to soften the urban environment and to replace older vegetation as it dies.	<i>Exemplify the Pacific Northwest character through the use of appropriate plants in new landscaping.</i>	Policy as written is two policies; one on native plants and another on water conservation. Native plants are often not suited to many applications because they often require conditions that are not possible for the site like in many streetscapes. New policy addressing water conservation is proposed in NEW-15 (line 64).	Concur
64	NEW-15	NEW POLICY	<i>Promote water conservation in landscape and irrigation system designs.</i>		Concur

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65	UD-18	<p>Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.</p> <p>Discussion: Large trees can enhance the built environment when they frame streets, border parks and adjacent buildings, or become landmarks.</p>	No change needed.		Concur
66	UD-65	Clear and trim vegetation selectively when developing land to enhance views of prominent landforms and panoramas and soften views of commercial development.	Suggest remove.	Policy promotes clearing for views which may be out of character with an existing neighborhood.	Concur
67	UD-17	Consider the maintenance of existing and added vegetation in site design and development.	Suggest remove.	Weak policy with no clear action.	Concur
PUBLIC SPACE					
Public Places					
68	UD-29	<p>Provide a system of public places of various sizes and types throughout the community.</p> <p>Discussion: Because of their potential widespread use, public places should offer a variety of experiences and accommodations.</p>	<i>Provide a system of public places of various sizes and types throughout the community that offer a variety of experiences and accommodations.</i>	The proposed change incorporates key components of the discussion.	Concur

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69	UD-30	<p>Ensure public places give access to sunlight, a sense of security, seating, landscaping, accessibility, and connections to surrounding uses and activities.</p> <p>Discussion: Much like public living rooms, public spaces deserve special attention with respect to materials, furnishings, art, lighting, floor covering, and color.</p>	No change needed.		Concur
70	UD-32	Ensure access to sunlight in public places by avoiding building shadows during periods of the year and times of the day when outdoor activity is most prevalent.	Suggest remove.	Solar access is addressed in UD-30 (line 69).	Concur
71	UD-33	Incorporate pavilions in major public places that provide protection from inclement weather. While total enclosure is generally discouraged, some enclosure may be necessary.	<i>Incorporate weather protection into major public places.</i>	Weather protection is a broader term for what pavilions do.	Concur
72	UD-31	Consider the edges of public places that abut residential property for special design treatment that creates a buffer effect, but does not interfere with security or visual access.	<i>Consider the edges of public places that abut residential property for special design treatment that creates a buffer-effect, but does not interfere with security or visual access.</i>	Simple revision.	Concur
73	UD-23	Preserve and enhance views of water, mountains, skylines, or other unique landmarks from public places as valuable civic assets.	<i>Identify and preserve views of water, mountains, skylines, or other unique landmarks from public places as valuable civic assets.</i>	Enhancing views of water could be understood as removing trees.	Concur
74	UD-34	Identify and maintain prime views from public places through regulations and standards.	Combined with UD-23 (line 73).		Concur

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Sidewalks, Walkways and Trails					
75	UD-38	<p>Ensure continuous and ample sidewalks along principal, minor, and collector arterials which are integrated with abutting land uses.</p> <p>Discussion: Sidewalk design may include separation from streets, connections to walkway and trail systems, landscaping, and other pedestrian amenities that enhance the community and improve pedestrian comfort.</p>	<p><i>Ensure continuous and safe sidewalks that are an adequate width to serve current and planned uses along principle, minor, and collector arterials that are integrated with abutting land uses.</i></p> <p><i>Discussion: Preferred sidewalk design provides connections to walkways and trail systems and buffers pedestrians from the street using landscaping, public art or other physical barriers to improve pedestrian comfort.</i></p>	Ample implies wide which is not always desirable or necessary for the pedestrian experience. The scale of the sidewalk should be in line with the level of use. In most cases, a buffer, created through separation from the street, landscaping or potentially public art, between the pedestrian and the street would help create a feeling of safety among pedestrians.	Concur
76	NEW-16	NEW POLICY	<p><i>Consider alternative street and sidewalk designs that minimize environmental impacts and use permeable surfaces where appropriate.</i></p>	Supports new NPDES Permit requirements by encouraging the use of pervious surfaces for sidewalk construction.	Concur
77	NEW-17	NEW POLICY	<p><i>Use appropriate street tree species and provide adequate rooting space to limit damage to sidewalk and street infrastructure.</i></p>	Conflicts between street trees and public sidewalks are expensive to repair, create potential tripping and mobility hazards and limit the health and lifespan of street trees.	Concur
78	UD-40	<p>Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping, street trees, trash receptacles, public art, bike racks, railings, handicap access, newspaper boxes, etc. without interfering with pedestrian circulation.</p> <p>Discussion: Sidewalks, walkways, and trails should not be merely functional strips of</p>	<p><i>Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lighting, seating, landscaping, street trees, planter strips, trash receptacles, public art, bike racks, railings, handicap access, newspaper boxes, etc. without interfering with pedestrian circulation.</i></p>		Concur

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		pavement. In some cases, special decorative paving, special lighting, and comfortable seating should be installed. Street trees and parked cars can serve to provide a subtle separation and a sense of safety from moving vehicles. Crosswalks in certain places could be paved with distinctive materials to highlight the pedestrian system.			
Street Corridors					
79	UD-41	Design vehicular and pedestrian routes to be visually appealing connections between different parts of Bellevue.	<i>Design streets to be visually appealing connections between different parts of the city for motorists, bicyclists and pedestrians.</i>	Motorists, bicyclists and pedestrians experience the city in much different ways. The needs of each of these user groups can be addressed in the design of streets.	Concur
80	UD-54	Give identity and continuity to street corridors by using a comprehensive street tree plan and other landscaping to enhance circulation routes, soften the appearance of pavement and separate pedestrians from traffic.	No change needed.	The comprehensive street tree plan is being updated to more accurately represent the identity of areas.	Concur
81	UD-42	Design boulevards to be distinctive from other streets and to reinforce the image of Bellevue as a “city in a park.” Both within the right-of-way and on adjacent private development, utilize features such as gateways, street trees, median plantings, special lighting, separated and wider sidewalks, crosswalks, seating, special signs, street names, landscaping, decorative paving patterns, and public art. (See Figure UD.1) Discussion: These features may be achieved through a combination of public improvements	<i>Design key city boulevards to be distinctive from other streets and to reinforce the image of Bellevue as a “city in a park.” Both within the right-of-way and on adjacent private development, utilize features such as gateways, street trees, median plantings, special lighting, separated and wider sidewalks, crosswalks, seating, special signs, street names, landscaping, decorative paving patterns, and public art. (See Figure UD.1)</i> <i>Discussion: These features may be achieved through a combination of public improvements</i>	Updated to align with new Figure UD.1.	Concur

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		in the right-of-way and private improvements consistent with city design guidelines.	<i>in the right-of-way and private improvements consistent with city design guidelines.</i>		
82	NEW-18	NEW POLICY	<i>Design boulevards adjacent to parks, natural areas and open spaces to reflect scenic elements of the surrounding areas and neighborhoods. Streetscape design should promote a safe and comfortable park-like experience for all users. (See Figure UD.1)</i>	Bellevue's parks and open spaces help define the unique character of the city. Adjacent streets should reflect this and embrace the scenic and park-line character of these areas.	Concur
83	NEW-19	NEW POLICY	<i>Enhance neighborhood shopping streets to operate as the local "main street" with exceptional landscaping, increased pedestrian and bicycle facilities and neighborhood specific character elements. (See Figure UD.2)</i>	Streets adjacent to neighborhood shopping centers should promote these areas as the community's "main street" with an attractive appearance that is in character with the neighborhood and offers easy access from surrounding neighborhoods.	Concur
84	NEW-20	NEW POLICY	<i>Identify and develop a system of neighborhood greenways that offer safe alternative routes for pedestrians and bicyclists to connect to local parks, schools and services.</i>	Greenways offer an alternative to busy arterials for pedestrians and bicyclists to safely move throughout the city. Typically, low volume streets are retrofitted with increased pedestrian and bicycle facilities.	Work with the community to identify and develop a system of neighborhood greenways that offer safe alternative routes for pedestrians and bicyclists to connect to local provide local access to parks, schools and services.
85	UD-43	Provide clear and identifiable circulation systems into and through Bellevue's large commercial blocks to improve pedestrian activity. Discussion: A combination of aligned building facades, passageways, covered walkways, consolidated parking areas, signs, markings, special paving, and other methods can be used.	No change needed.		Provide clear and identifiable circulation systems walkways into and through Bellevue's large commercial blocks to improve pedestrian activity. Discussion: A combination of aligned building facades, passageways, covered walkways, consolidated parking areas, signs,

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					<i>markings, special paving, and other methods can be used.</i>
86	UD-44	<p>Encourage special streetscape design for designated intersections that create entry points into the city or neighborhoods or that warrant enhanced pedestrian features. (See Figure UD.1)</p> <p>Discussion: Design features could include wider sidewalks, special signs, colorful planting, seating, improved lighting, prominent crosswalks, decorative paving patterns, and public art. Incorporate gateway treatments at designated intersections that are key entry points into the city and into smaller districts and communities within the city. Design of these intersections should take into account potential visual and physical obstructions such as mechanical equipment.</p>	<p><i>Design enhanced streetscapes at designated intersections and key entry points into the city and into smaller districts. (See Figure UD.1)</i></p> <p><i>Discussion: Design features could include wider sidewalks, special signs, colorful planting, seating, improved lighting, prominent crosswalks, decorative paving patterns, and public art. Incorporate gateway treatments at designated intersections that are key entry points into the city and into smaller districts and communities within the city. Design of these intersections should take into account potential visual and physical obstructions such as mechanical equipment.</i></p>	UD-44 and UD-45 (line 87) are easily combined into one policy.	Concur

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87	UD-45	Establish attractive gateways at all key entry points into the city and into smaller districts and communities within the city. Discussion: Study the concept of gateways to recommend various design treatments and locations at key entry points into the city and its neighborhoods. A gateway can be dramatic and obvious, sometimes including non-commercial signs, art, structures, and unique lighting in commercial areas. It can also be quiet and more subtle, using signs, a change in plant material or paving surface in residential areas.	Combined with UD-44 (line 86).		Concur
88	UD-62	Minimize the removal of existing vegetation when improving streets to preserve the natural character of neighborhoods.	<i>Minimize the removal of existing vegetation when improving streets to preserve the natural character of Bellevue.</i>	Minimizing the removal of existing vegetation when improving streets supports the retention of natural areas in more urban areas and in more residential areas. Since residents support the idea of Bellevue as a “city in a park,” this policy should apply to the entire city.	Concur
89	UD-46	Incorporate dramatic and imaginative landscape and art features when reconstructing streets and/or sidewalks at key gateways.	<i>Incorporate dramatic and imaginative landscape and art features when reconstructing streets and/or sidewalks at key intersections. (See Figure UD.1)</i>	Broadening the policy.	Concur
Transit Facilities					
90	UD-47	Work closely and cooperatively with the regional transit provider in the planning and design of any transit facility to ensure that the design of the facilities reflect the general character of Bellevue and the surrounding neighborhoods.	No change needed.		Concur

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		Discussion: As the transit system expands and develops, it is imperative that it makes a positive contribution to the appearance of the community. Transit facilities should enhance their surroundings, with special attention given to planting, structural design, street furnishings, signs, and its connection to adjacent development.			
91	UD-49	Design and coordinate the proximity of bike racks, wheelchair access, pedestrian amenities, and other modes of transportation with transit facilities.	No change needed.		<i>Design and coordinate the proximity of bike racks, wheelchair access, pedestrian amenities, non-motorized trails and other modes of transportation with transit facilities.</i>

Freeways

92	UD-50	<p>Work with the state to achieve high quality design on new freeway projects, with special consideration for both views from the freeways and views of the freeways.</p> <p>Discussion: The city should work with the state and federal governments to see that appropriate alignments, landscaping materials, and lighting enhance the community's image. Places where on/off ramps connect with city streets should receive particular attention.</p>	<p><i>Work with the state and federal governments on new freeway projects to see that appropriate alignments, landscaping materials and lighting enhance the community's image while limiting noise.</i></p>	<p>This is an outdated policy. Views from the freeway and of the freeway are not nearly as important as noise pollution, appropriate alignments, landscaping materials and lighting.</p>	Concur
93	UD-51	<p>Encourage dense plantings, hedges, or large, fast-growing trees to act as visual screens at locations where existing views of or from freeways are unappealing.</p> <p>Discussion: The city should encourage the design of these "linear gateways" to improve the image of Bellevue and soften the visual impact of the freeways equitably throughout the city.</p>	No change needed.		Concur
94	UD-52	<p>Ensure that all development abutting the freeway corridors includes special design features which provide an attractive entrance to the city and presents the city in an attractive manner. Discussion: Special design features include closely-planted, large plantings; unobtrusive signs; shielded lighting; and terraced building mass. Vegetation and architectural forms should be the predominant</p>	No change needed.		Concur

		image from the freeway. Color is encouraged as an accent, but not a dominant characteristic.		
95	UD-53	Integrate into the designs of frontage roads along the I-90 freeway corridor the Mountain-to-Sound greenway concept. Give particular attention to multiuse trails, large scale landscaping, and pedestrian amenities.	No change needed.	Concur
LANDMARKS AND HISTORIC RESOURCES				
96	UD-76	Preserve, enhance and interpret Bellevue's historical identity. Discussion: Complete and maintain a comprehensive record of historic resources (including buildings, artifacts, and sites) and make available to individuals and community organizations.	No change needed.	Concur
97	UD-77	Recognize the heritage of the community by naming (or renaming) parks, streets, and other public places after major figures and events.	No change needed.	Concur
98	UD-78	Designate historic landmark sites and structures and review proposed changes to ensure that these sites and structures will continue to be a part of the community and explore incentives for rehabilitation.	No change needed.	Concur
99	UD-79	Identify vista points and landmarks such as major trees, buildings and landforms to preserve as Bellevue develops.	No change needed.	Concur

